



Kiosk – Tooting Station

TO LET — RETAIL UNIT

TOOTING STATION, LONDON SW17

The subject unit is situated in a prominent position on the unpaid side of the ticket barrier, adjacent to the station's entrance and exit on Stapleton Road and Tooting Bec Road. The unit is located on the junction of Trinity Road, Upper Tooting Road, Balham High Road, Tooting Bec Road and Stapleton Road, and therefore benefits from a strong level of footfall.

Location:

Tooting Bec is a London Underground station in Tooting, South London. The station sits in Travelcard Zone 3 and is served by the Northern line between Balham, northbound, and Tooting Broadway, southbound. The station conveniently sits 11 chains from Bank & Monument and 15 chains from King's Cross.

7.27 million+

Annual station footfall

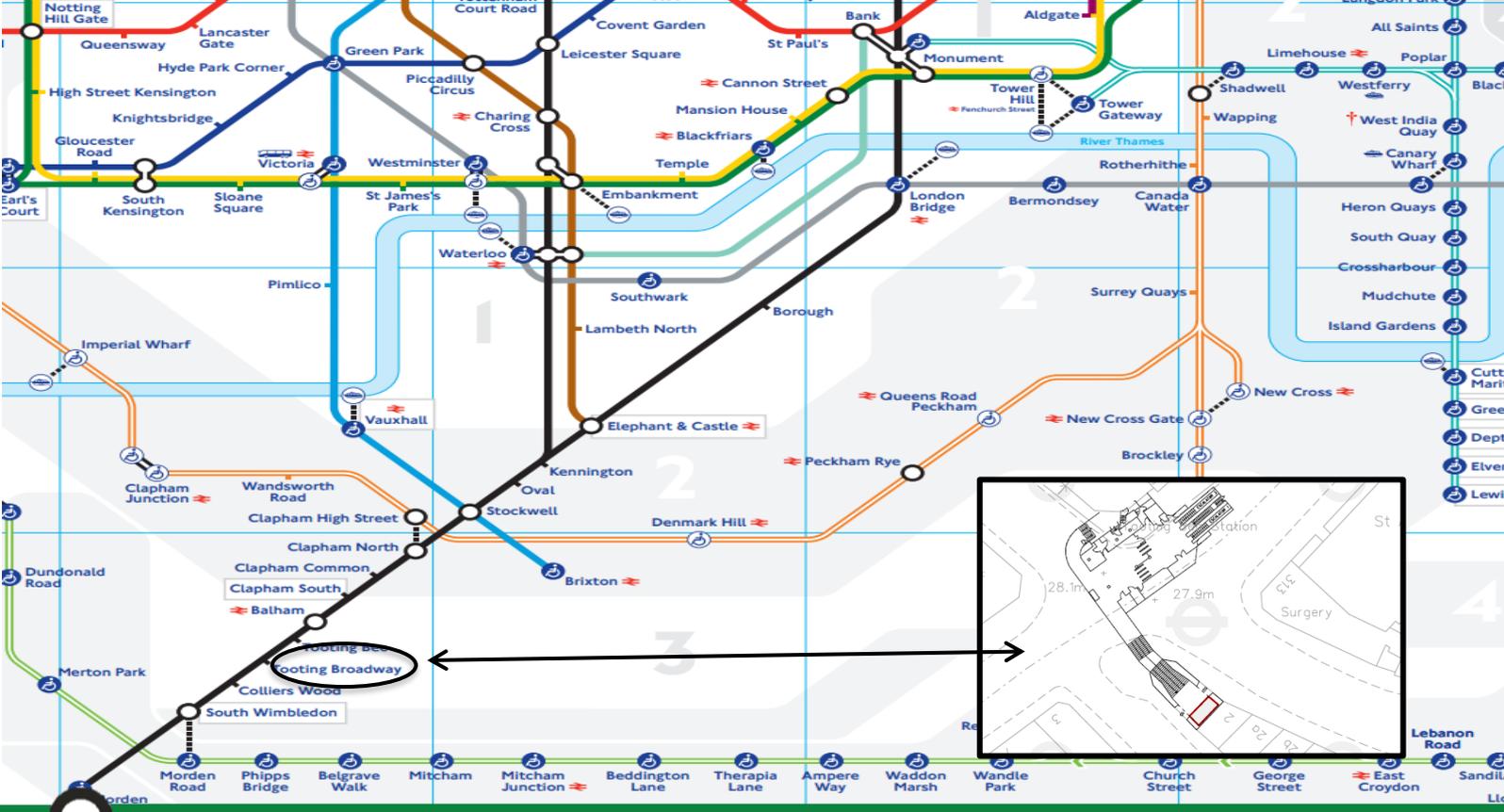
London Underground serves:

1.35 billion

Passengers a year



TRANSPORT
FOR LONDON



Fashion | Accessories | Bags | Shoes | Hats | Scarfs | Clothes | Jewellery | Gloves | Watches | Coffee | Cards | Books | Home Accessories | Flowers | Food

Description:

The subject unit has a simple rectangle configuration and has recently been refurbished to a white box condition. The unit benefits from a roller shutter across the front for security.

Unit Sizes:

Unit 1 — NIA 83 sqft (7.8 sq m)

Rent:

The rent payable to be an agreed base rent or an agreed percentage of gross turnover, whichever is the higher and will be net of VAT and exclusive of rates.

Lease:

The unit is available on a 5-year lease contracted outside the Landlord & Tenant Act and will incorporate an annual RPI rent review.

Rates:

The Tenant will be responsible for the Rates Payable, interested parties are advised to contact the VOA direct for more information.

Services:

The unit will have a 32 AMP Triple Phase Power, Water & Drainage.

Legal Costs:

Each party is to be responsible for their own legal costs.

Deadlines for Offers:

Interested parties will be expected to provide a full business case with financials:

Virtual Viewing:

TBC.

Contact:

On behalf of:



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For professional tenancy advice:

The Code of Leasing Business Premises in England & Wales recommends you seek professional advice before agreeing a business tenancy.

Details available from:
www.leasingbusinesspremisses.co.uk



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